

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY WEST CENTRAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	Wednesday, 9 August 2017
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Chair), Louise Camenzuli, Abigail Goldberg, Richard Thorp and David Ryan
<b>APOLOGIES</b>	Edward Blakely and Paul Mitchell
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Mantra Parramatta on Wednesday, 9 August 2017, opened at 5:15 pm and closed at 7:00 pm.

#### MATTER DETERMINED

2017SWC039 – Parramatta – DA/76/2017 AT 153 Macquarie Street & 1A Civic Place, Parramatta (AS DESCRIBED IN SCHEDULE 1)

#### PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

#### REASONS FOR THE DECISION

The reasons for the decision of the Panel were:



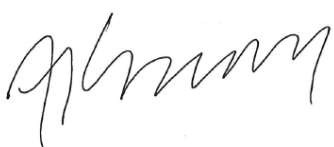


1. The application will make an important contribution to the commercial space available in the Parramatta CBD in accordance with the Parramatta CBD Strategy.
2. The design has been assessed as achieving design excellence and has been the subject of a robust design competition process. It will add an important design component to the Parramatta Square Precinct.
3. The design responds to the solar control plane to protect Lancer Barracks and the amenity of the Square, and it provides important and appropriate public domain improvements.
4. The Panel is satisfied that the approval of this application will not prejudice a reasonable development outcome on neighbouring sites, including the Parramatta Mission site. It will provide an appropriate interface with the proposed Civic Link.
5. The application is consistent with the State planning policies and the Parramatta Local Environmental Plan 2011 and is largely consistent with the Parramatta Development Control Plan 2011. Where there are variations, these are of minor significance and have been appropriately justified.
6. Accordingly, the site is suitable for the proposed development and the application is in the public interest.

#### CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Condition 15 is to be amended to reflect the fact that there is no current precinct energy infrastructure but the proposal should be designed to all for future connection if available.

- Condition 42A to be added to ensure access for those with a disability from Leigh Place.
- Condition 43 to be amended to remove the need for one contract for the lane repaving as the work straddles two properties.
- Condition: 57,75 &97 are to be amended to better define public domain
- Condition 84 is to be deleted as it relates to subdivision which is no longer part of this application.

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Louise Camenzuli
 Abigail Goldberg	 David Ryan
 Richard Thorp OAM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC039 – Parramatta – DA/76/2017
2	PROPOSED DEVELOPMENT	Construction of a multi-storey commercial building with ground level retail floor space. The building will consist of 17 commercial levels (ground plus 16 levels) plus plant above 4 basement levels (previously approved under 3PS Early Works DA – DA/358/2015 and not the subject to this application). The proposed building has a maximum height of 83.5m (RL93) and total gross floor area of 46,188m <sup>2</sup> (FSR of 10.19:1) comprising 44,239m <sup>2</sup> of commercial floor space and 1,949m <sup>2</sup> of retail floor space on the ground floor level. The four basement levels which provide parking for a total of 214 cars and 230 bicycles and which are to be accessed off Macquarie Street (and internally from the Parramatta Square super basement) do not form part of the subject development application. These works were separately approved under development consent DA/358/2015 issued on 14 October 2015 and amended under DA/358/2015B issued on 14 July 2017.
3	STREET ADDRESS	153 Macquarie Street & 1A Civic Place, Parramatta
4	APPLICANT OWNER	Walker Corporation Pty Ltd

		City of Parramatta Council (Note: site subject to Project Development Agreement)
5	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Council related development over \$5 million
6	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979</li> <li>• Environmental Planning and Assessment Regulation 2000</li> <li>• State Environmental Planning Policy No 64 – Advertising and Signage</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• State Environmental Planning Policy (Infrastructure) 2007</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• Parramatta Local Environmental Plan 2011</li> <li>• Parramatta Development Control Plan 2011</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 28 July 2017</li> <li>• Written submissions during public exhibition: 24</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Object – Keith Hamilton, Ulysses Chioatto and Ian Gray</li> <li>○ On behalf of the applicant – Sylvia Hrovatin</li> </ul> </li> </ul>
8	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing meeting on 14 June 2017</li> <li>• Site visit on 9 August 2017. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Louise Camenzuli, Abigail Goldberg, David Ryan and Richard Thorp</li> <li>○ <u>Council assessment staff</u>: Myfanwy McNally</li> <li>○ <u>Greater Sydney Commission</u>: Edward Blakely (District Commissioner)</li> </ul> </li> <li>• Final briefing meeting to discuss council's recommendation, 9 August 2017. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Louise Camenzuli, Abigail Goldberg, David Ryan and Richard Thorp</li> <li>○ <u>Independent planning consultant</u>: Helena Miller</li> <li>○ <u>Council assessment staff</u>: Kim Crestani, Guy Pinkerton, Mark Leotta and Myfanwy McNally</li> <li>○ <u>Greater Sydney Commission</u>: Edward Blakely (District Commissioner)</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report